

**AVAILABLE  
IMMEDIATELY**

**FOR LEASE**  
**OXFORD PARK  
LANDING**

**15134 127 STREET NW,  
EDMONTON, AB**

**RETAIL/MEDICAL/OFFICE  
FOR LEASE**

**2,571 SF SECOND FLOOR OFFICE  
1,257 SF AND 1,443 SF OF MAIN FLOOR RETAIL**

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## PROPERTY HIGHLIGHTS

- Last office & retail bays remaining with immediate possession.
- Situated at the corner of 127th Street and 153rd Avenue, with an average of 26,400 vehicles per day (2022).
- CAM cost estimated at \$16.32 per SF for the two-storey building and \$15.94 per SF for the single-story building.
- Shadow anchored by Save-on-Foods, Shoppers Drug Mart, Tim Hortons & Original Joe's.
- Enjoy excellent street visibility in a modern complex.
- Join a community of well-known tenants in a prime location.





## PROPERTY DETAILS

### ADDRESS

15134 127 Street NW, Edmonton, AB

### LEGAL DESCRIPTION

Plan 0625614; Block 16; lot 5

### NEIGHBOURHOOD

Cumberland

### ZONING

CG-General Commercial

### BUILDING SIZE

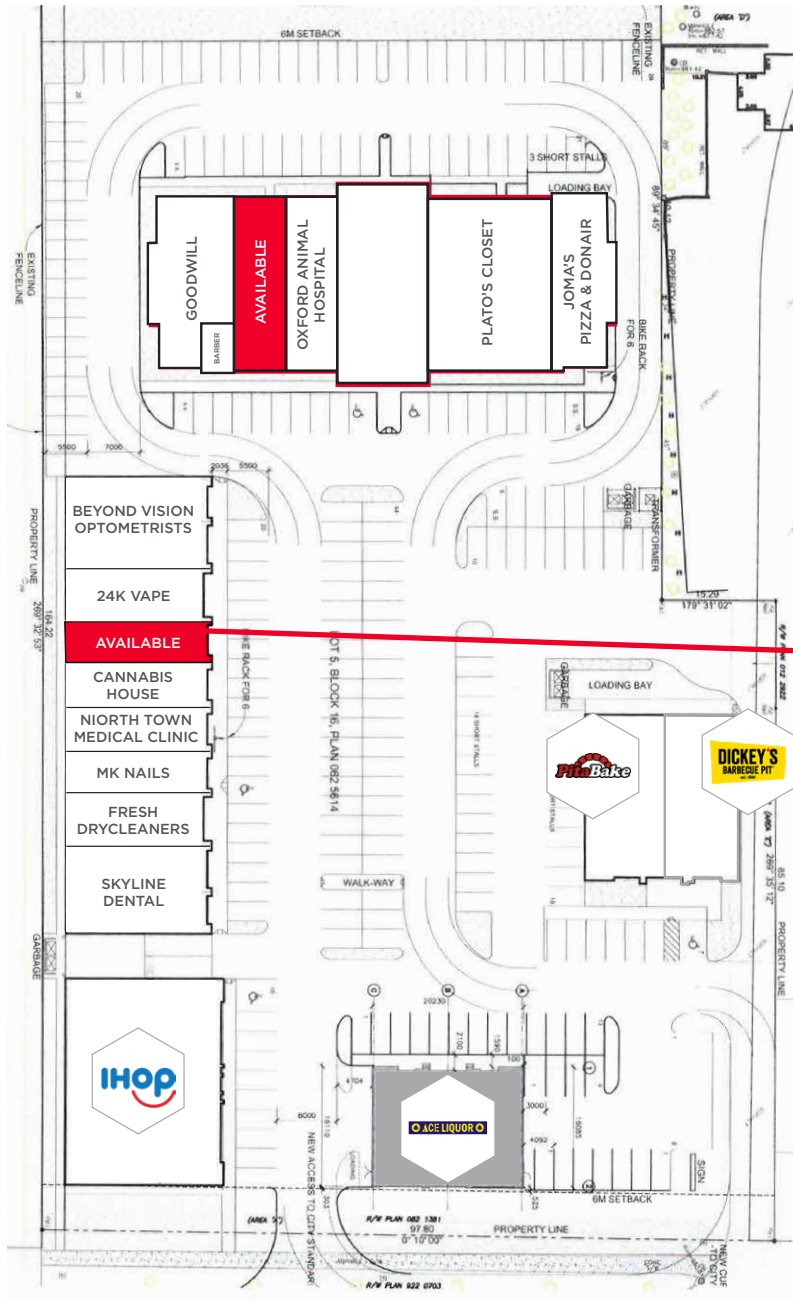
2,571 SF Second Floor Office  
1,257 SF of Main Floor Retail  
1,443 SF of Main Floor Retail

### TENANTS

IHop, Kepler Academy, Ace Liquor, Pita Bake, Dickey's, Plato's Closet, Beyond Vision, 24K Vape and more

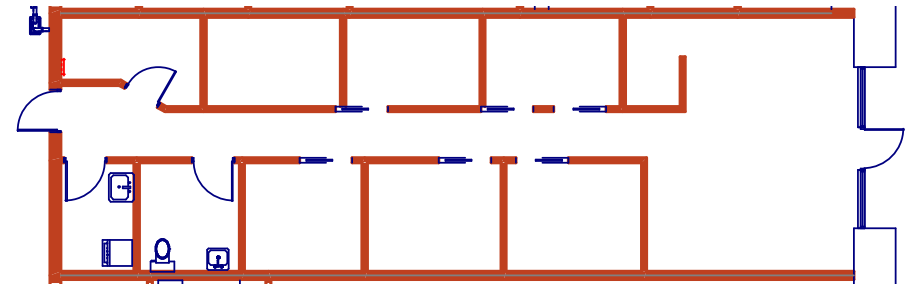
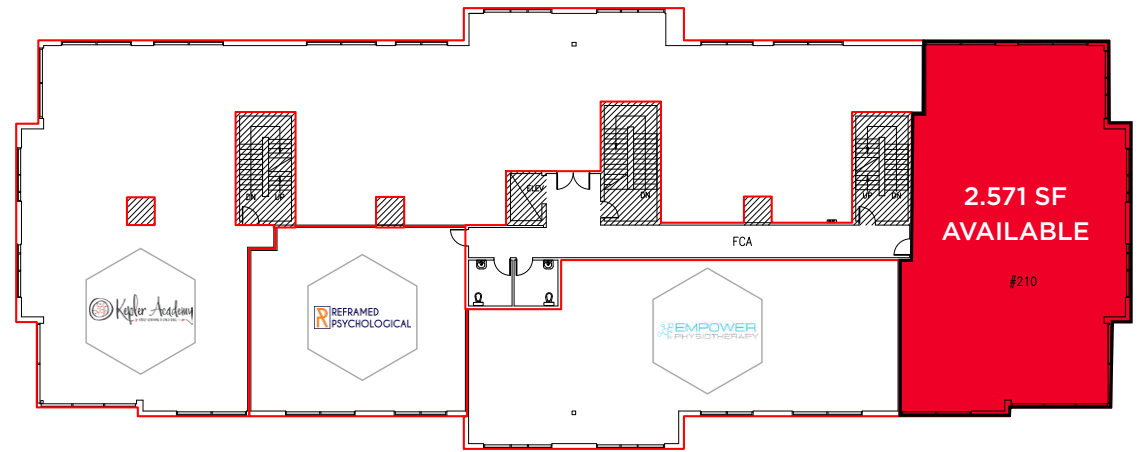


## SITE PLAN



127 STREET - 26,400 VPD

## SECOND FLOOR - FLOOR PLAN



## ADJACENT

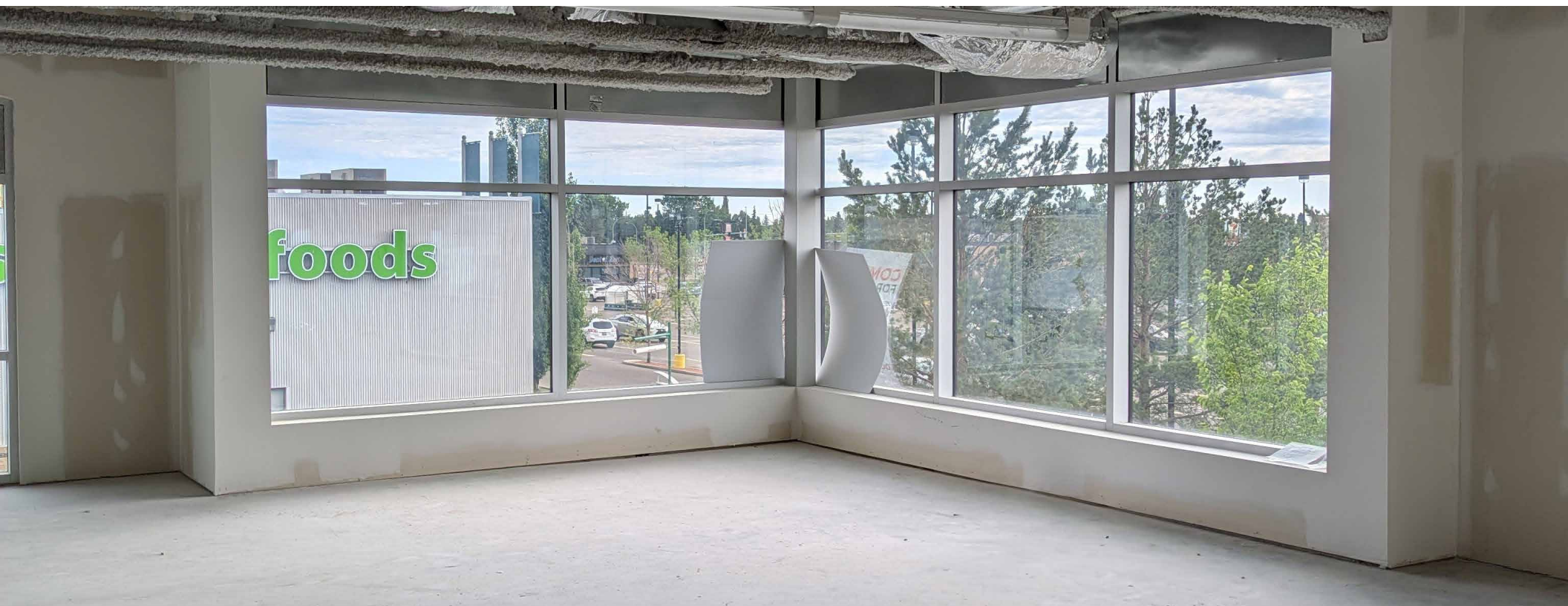


## PROPERTY PHOTO





## SECOND FLOOR OFFICE





# AERIAL



24K VAPE

ACE LIQUOR

SITE  
OXFORD  
PARK  
LANDING

127 STREET NW (26,400 VPD)



153 AVENUE NW (14,200 VPD)

FUTURE LRT EXPANSION

PLATO'S CLOSET



OXFORD  
HOSPITAL  
DAY & HEALTH CENTRE

JOMAA'S PIZZA



2nd FLOOR

DICKEY'S  
BARBECUE PIT

PITA BITES

save on foods

SHOPPERS  
DRUG MART

Q-NAI LS

Tim Hortons

ORIGINAL  
JOE'S



## DEMOGRAPHICS

| POPULATION | 1km   | 3km    | 5km     |
|------------|-------|--------|---------|
|            | 9,996 | 75,022 | 152,260 |
|            |       |        |         |

| HOUSEHOLDS | 1km   | 3km    | 5km    |
|------------|-------|--------|--------|
|            | 3,415 | 25,361 | 52,070 |
|            |       |        |        |

| AVERAGE INCOME | 1km       | 3km       | 5km       |
|----------------|-----------|-----------|-----------|
|                | \$135,631 | \$126,324 | \$127,420 |
|                |           |           |           |

| VEHICLES PER DAY | 26,400 (2022) on 127 Street | 14,200 (2022) on 153 Avenue |
|------------------|-----------------------------|-----------------------------|
|                  |                             |                             |
|                  |                             |                             |



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